

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 13 October 2008.

Item 1. Chairperson Wally Riggs called the meeting to order at 1900 hours and the Pledge of Allegiance was recited.

- Planning Group members Ulm, Walls, Crocker, Riggs, Bretz, Manning, Vandover, Myrick, Hertel, Smith and Gabler were present, forming a quorum of 11.
- Member Judy Bowen was absent, but excused; Members Jeff Pasek and Jason Harris were absent, not excused; Seat 3 is vacant.
- Jack Vandover moved that the Group approves the minutes of the meeting on 8 September 2008 as submitted; the motion passed (9 yes; 0 no; 2 abstain: Ulm and Crocker).
- Wally Riggs requested Group approval for reimbursement of his expense of \$26.15 for a computer printer cartridge used for Planning Group business. Bretz moved that the Group approves Riggs' request for reimbursement of \$26.15; the motion passed (10 yes; 0 no; 1 abstain: Riggs).

Item 2. Announcements. Mary Manning, Harbison Canyon, announced there will be a Community Safety Meeting on 28 October, 7 PM, at the Harbison Canyon Community Center; that Harbison Canyon is part of the Alpine Greater Fire Safe Council; and that the Alpine Council had been awarded a grant for implementing the "Editha Firebreak" on the boundary between Alpine and Harbison Canyon.

Item 3a. Open Forum. Khandy Franklin-Collins, Crest, asked the Planning Group to continue the efforts begun by Tim McMaster to arrange for the removal of the obsolete, non-working microwave tower on the edge of Crest. She also described a meeting on 16 October 2008 of the area's Fire Safe Councils, Battalion Chiefs, and other agencies' representatives at the Crest Community Center, and a grant provided for fuel reduction on 150 acres between Alpine and Harbison Canyon; and she invited everyone to a presentation by representatives of San Diego Gas & Electric at 7 PM, 21 October 2008, at the Crest Community Center on the topic of planned emergency power outages during extreme wildfire conditions.

Item 3b. Group Forum. Wally Riggs announced that:

- The Board of Supervisors will approve the nomination and appoint Ralph Slagill to Seat 3 (Dehesa) at its meeting on 14 October 2008.
- AD 08-046, Application for a Child Care Facility at 2026 Valley Rim Road, Granite Hills, was denied by the Planning Department on the grounds that the location, size and design of the project are not compatible with the neighborhood, and that noise and traffic impacts would be undesirable to the neighborhood. The applicant was invited to request a meeting to discuss resolution of incompatibilities (traffic, septic system size, etc.), and to consider seeking approval for a facility serving 8 or fewer children.

- On 23 October, 11 AM, the Department of Planning and Land Use will present a draft implementation plan for its “Service First Initiative,” a program for improving the Department’s customer service.

Item 4. Committee Reports. Jack Vandover reported that the 2020 General Plan Steering Committee has not met recently; that its next meeting is on Saturday, 25 October, 9 AM – 12 Noon at the Department of Planning and Land Use Lunchroom on Ruffin Road; that this meeting will include review of draft ordinances concerning road standards; and that a substitute attendee from the Planning Group is needed as he can not attend.

Mary Manning volunteered to attend as Planning Group representative.

Item 5. Private Project Proposal. AD 08-051, Application for a Child Care Facility at 1960 Siesta Calle, Granite Hills. (Mark Gabler recused himself from the Planning Group for this item as he lives within 300’ of the proposed project, so the Group quorum is reduced to 10.)

Charles Smith reviewed this project for the Planning Group. He explained that the applicant is seeking an Administrative Permit for a Large Capacity Child Care Facility that already exists and is now serving 12 children at a rented home at 1960 Siesta Calle. The zoning of this property allows by right a child care facility serving 8 or less children. The main traffic access to the facility is by a private road, Siesta Calle, and the owner of the property where the facility is located (and who supports approval of AD 08-051) is part of the Private Road Association that maintains this road. The home relies on a septic system; the backyard is fenced by 6’ chain link; four off-street parking places are available on the driveway. He canvassed the neighbors and learned that most residents of Siesta Calle are opposed to the project due to traffic and noise impacts.

Teresa Christensen, the applicant, explained that she has had a State License for a Large Capacity Child Care Facility for four years, and was only recently informed that she was in violation of County code. Holly Dasmus, Family Law Center child care advocate, advised that the actual violation notice served to the applicant may violate State law and not be legally enforceable as written. Several clients of the applicant spoke in support of approval of AD 08-051, emphasizing the services provided for children with special needs. The applicant and supporters expressed willingness to mitigate noise and traffic impacts to the neighbors in various ways.

Several neighbors expressed concerns about traffic impacts and safety on Siesta Calle, about noise, about adequacy of the septic system, about 24 hour per day service, and about the size of the applicant’s child care business.

Planning Group members discussed the County zoning and requirement for a variance and administrative permit for a childcare facility serving more than 8 children, and the neighborhood opposition reported by Charles Smith and expressed at the meeting.

Charles Smith moved that the Planning Group recommends that AD 08-051 is not approved on the basis of zoning requirements, neighborhood opposition and concerns about impacts from project traffic, noise and hours of operation. The motion did not pass (5 yes: Bretz, Smith, Crocker, Hertel and Myrick; 4 no: Manning, Ulm, Riggs and Walls; 1 abstain: Vandover).

Item 6a. Public Project Proposal. Subregional Community Plan for 2020 General Plan. Pat Ulm, Chairperson of the Community Plan Ad Hoc Subcommittee, reported on the subcommittee's review of and suggested revisions to the existing Community Plan. Jack Vandover described the spreadsheet worktable that contains the subcommittee's comments and agreed to distribute this worktable to the Group and submit it to the DPLU staff working on Community Plans.

Item 6b. Public Project Proposal. Radar recertification for Mountain View Drive/Frances Drive. Pat Ulm reviewed this item for the Group. The existing speed limit on Mountain View/Frances Drive is 45 mph, and it is certified for radar enforcement. The existing conditions and collision data do not support a need for recertification for a different speed limit. The Traffic Advisory Committee will consider a request for recertification from the Planning Group, however this could ultimately result in a higher speed limit.

Chairperson Riggs announced that he will invite a representative from the Traffic Advisory Committee to speak to the Group at a future meeting.

Item 6c. Public Project Proposal. POD 08-011, Notice of Intent to Adopt a Negative Declaration for 19 Zoning Amendments. (See below.)

Item 6d. Public Project Proposal. POD 08-005, Notice of Intent to Adopt a Negative Declaration for a Zoning Amendment for a Second Dwelling Unit/Accessory Apartment Ordinance. (See below.)

Item 6e. Public Project Proposal. POD 08-012, Notice of Intent to Adopt a Negative Declaration for a Zoning Amendment for a Tiered Winery Zoning Ordinance. (See below.)

Chairperson Riggs reviewed for the Group the above projects of proposed zoning amendments. DPLU believes these amendments to the zoning ordinances will not have significant environmental impacts, and therefore do not require further California Environmental Quality Act (CEQA) action beyond a Negative Declaration.

Phil Hertel moved that the Planning Group recommends approval of POD 08-011, POD 08-005 and POD 08-012 and their Negative Declarations, as proposed. The motion passed (11 yes; 0 no; 0 abstain).

Item 7. Unfinished Business. Appointment of committee to review Subregional Community Boundaries. Chairperson Riggs reviewed for the Group the problems\ associated with the Subregional boundaries defining the division between Crest and Granite Hills; and also with the division between Granite Hills and the Valle de Oro Subregion. Department of Planning and Land Use has requested that the Planning Group prepare a map of proposed boundary changes, discuss these at a public meeting, and then forward the map and comments to DPLU in January 2009. Following Policy I-1, the Board of Supervisors can change Subregional boundaries if there is sufficient justification. Riggs created a committee of Mark Gabler (Granite Hills), Judy Bowen or

Pat Ulm (Crest), and Gary Crocker (Dehesa). Crocker is Chairperson of the committee and Riggs will assist the committee.

Item 8a. New Business. Padre Dam Municipal Water District Split/Boundary Change. Chairperson Riggs announced that as a result of boundary adjustments by Padre Dam MWD there is now an open seat on its governing board.

Item 8b. New Business. Verification of Adopted Trails Map. Chairperson Riggs reviewed for the Group recent minor changes proposed for the adopted Trails Map. He tabled this item for consideration at the November meeting of the Planning Group.

Item 9. Adjournment. At 2130 hours Phil Hertel moved that the meeting adjourn. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)